

146.0

0003

0008.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

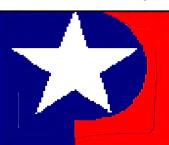
Total Card / Total Parcel  
761,100 / 761,100

USE VALUE:

761,100 / 761,100

ASSESSED:

761,100 / 761,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
16		COLBY RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: WERTHEIMER CAROL S-ETAL	
Owner 2: POTTER DAVID N	
Owner 3:	

Street 1: 16 COLBY ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains 6,490 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1930, having primarily Wood Shingle Exterior and 1728 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6490		Sq. Ft.	Site		0	80.	0.95	9									491,760						491,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6490.000	269,300		491,800	761,100		95943
Total Card	0.149	269,300		491,800	761,100	Entered Lot Size	GIS Ref
Total Parcel	0.149	269,300		491,800	761,100	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	440.45	/Parcel: 440.4	Land Unit Type:	Insp Date
							05/23/18

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	269,300	0	6,490.	491,800	761,100	761,100	Year End Roll	12/18/2019
2019	101	FV	223,000	0	6,490.	461,000	684,000	684,000	Year End Roll	1/3/2019
2018	101	FV	216,800	0	6,490.	381,100	597,900	597,900	Year End Roll	12/20/2017
2017	101	FV	216,800	0	6,490.	350,400	567,200	567,200	Year End Roll	1/3/2017
2016	101	FV	216,800	0	6,490.	319,600	536,400	536,400	Year End	1/4/2016
2015	101	FV	204,000	0	6,490.	313,500	517,500	517,500	Year End Roll	12/11/2014
2014	101	FV	204,000	0	6,490.	291,400	495,400	495,400	Year End Roll	12/16/2013
2013	101	FV	204,000	0	6,490.	277,200	481,200	481,200		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20004-98		8/1/1989		238,600	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/13/2016	618	New Wind	20,292					windows and doors
3/5/1998	115	Redo Bat	11,000					REMODEL BATH
7/28/1997	441	Porch	3,225					REPLACE PORCH

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/23/2018	Inspected	BS	Barbara S
4/26/2018	MEAS&NOTICE	BS	Barbara S
11/12/2008	Meas/Inspect	355	PATRIOT
2/14/2000	Inspected	263	PATRIOT
1/4/2000	Measured	163	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

